

After Recording Mail To:
Gerald H. Kinghorn
PARSONS KINGHORN HARRIS
A PROFESSIONAL CORPORATION
111 E. Broadway, 11th Floor
Salt Lake City, Utah 84111

ENT 45355:2004 PG 1 of 3 !!!
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Apr 21 9:27 am FEE 0.00 BY SN
RECORDED FOR EAGLE MOUNTAIN CITY

WARRANTY DEED

EAGLE MOUNTAIN HOLDINGS, L.L.C., Grantor, hereby CONVEYS AND WARRANTS against all others claiming by, through, or under it to EAGLE MOUNTAIN CITY, a municipal corporation of the State of Utah, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of their right, title and interest in the following real property, situated in Utah County, Utah, more particularly described on Exhibit "1" attached hereto.

TOGETHER, with an easement for the location, construction, operation, repair, removal and replacement of a municipal water line over and across the parcel described as Parcel 2 on Exhibit "1". The Grantor covenants and warrants that it will not cause any improvements to be constructed over the water line easement which would interfere with the right of the City to access the waterline or repair, maintain, or replace the waterline as deemed necessary by the City.

Executed this 9th of April, 2004.

GRANTOR:
EAGLE MOUNTAIN HOLDINGS, L.L.C.

By: Mark R. Brennan
(Signature)

Mark R. Brennan
(Printed Name)

Title: Director

STATE OF UTAH)
)
) SS.
COUNTY OF Salt Lake)

On the 9th of April, 2004 personally appeared before me, MARK R. BRENNAN on behalf of EAGLE MOUNTAIN HOLDINGS, L.L.C., who duly acknowledged to me that the foregoing instrument was executed on behalf of the Grantor.

My Commission Expires: 7-15-04

Ronnie Evans

Notary Public

Residing at: Sandy UT

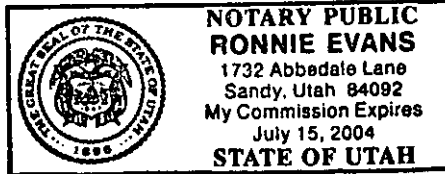


EXHIBIT "1"

Parcel 1:

A parcel of land located in the Northwest quarter of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah. Being a portion of Eagle Mountain Holdings Property recorded as Entry No. 145185:2002 at the Utah County Recorders Office, Utah. Basis of bearing for subject parcel being South 88°17'26" West 1309.32 feet (measured) between the Utah County Brass Cap Monuments, marking the North quarter corner and the North closing corner on Fort Crittenden Military boundary line of Section 30. Subject parcel being more particularly described as follows: Beginning at a point South 88°17'26" West 752.45 feet and South 1392.18 feet from the North quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah, thence South 06°18'44" East 277.33 feet; thence South 39°24'40" West 126.85 feet; thence West 221.24 feet; thence North 373.66 feet; thence East 271.29 feet to the point of beginning.

Parcel 2:

A water line easement located in the Northwest quarter of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah. Being a portion of Eagle Mountain Holdings recorded as Entry No. 145185:2002 at the Utah County Recorders Office, Utah. Basis of bearing for subject parcel being South 88°17'26" West 1309.32 feet (measured) between the Utah County Brass Cap Monuments, marking the North quarter corner and the North closing corner of Fort Crittenden boundary line of said Section 30. The Easement is a strip of land 30.00 foot wide piece of property for the purpose of constructing and maintaining there on a water pipe line facility, and appurtenant parts thereof, subject easement being 15.00 feet on each side of the following described centerline: Beginning at a point South 88°17'26" West 778.59 feet along the section line and South 1735.95 feet from the North quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah; thence South 27°27'56" East 247.54 feet; thence South 49°52'35" East 114.01 feet extending and shortening to the Ranches L.C. Property line.